1	MARSHA S. McLAUGHLIN,						BEF	BEFORE THE							
2	PETITIONER						PLA	PLANNING BOARD OF							
3	ZRA 13	9				*	Ю	HOWARD COUNTY, MARYLAND							
4	* *	*	*	*	*	*	*	*	*	*	*	*	*		
5	N	<b>10TION</b>	: To 1	recomm	nend app	proval c	of the pe	etition is	n accor	dance n	ith the	Depart	ment		
6	of Planning and Zoning recommendation, with the proposed revisions in														
7	Attachment B.														
8	A	CTION:	Rec	Recommended approval; Vote 4 to 1.											
9	* *	*	*	*	*	*	*	*	*	*	*	*	*		
10															
11		n June 21	, 2012, th	e Planni	ing Boar	d of Ho	ward Cou	ınty, Ma	ryland,	consider	ed the pe	etition o	f		
12	Marsha McLaughlin for an amendment to the Zoning Regulations to amend Section 125.A.9.f of the New														
13	Town Downtown Columbia Revitalization Regulations to add an alternative means for the provision of											f			
14	affordable housing units.														
15	The petition, the Department of Planning and Zoning Technical Staff Report and Recommendation,											ıtion,			
16	including a revision to the original text (Attachment B), were presented to the Board for its consideration.											on.			
17	The Department of Planning and Zoning recommended approval of the petition, which would afford greater											eater			
18	flexibility in the means of providing affordable housing units as an alternative to the existing fee requiremen											ement			
19	Ms. McLaughlin explained that when the Downtown Plan was being adopted, the County had														
20	originally proposed a 15% affordable housing requirement. Many affordable housing advocates who testified														
21	to the Council thought a fee-in-lieu to the Downtown Housing Trust would be a better alternative than a fixed											a fixed			
22	amount of housing. The fee approach was adopted, but a payment of a fee can't be charged, if there isn't a										ı't a				
23	requirement. This amendment would add the requirement to provide the units or pay the fee.														
24	One Board member expressed concern of a trust fund being created, but not generating enough										ı				
25	money to afford to do anything significant with it.														
26	Mr. Tzuker made the motion to recommend approval of the petition, in accordance with the														
27	Department of Planning and Zoning recommendation with the additional changes in Attachment B. Mr.											٠.			
28	Santos seconded the motion. The motion passed by a vote of 4 to 1.														
29	For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 29 <sup>th</sup> day of											f			
30	August, 2012, recommends that ZRA 139, as described above, APPROVED, with the DPZ proposed														
31	revisions	in Attachn	nent B.												
32															

1	HOWARD COUNTY PLANNING BOARD
2	Deve Shabowski / 8B
3	David Grabowski, Chairman
4	OPPOSED
5	Paul Yelder
6	Joh Turker HB
7	Joshua Tzuker
8	Bill Santon 14B
9	Bill Santos
10	Le en of Part 1800
11 12	Jacque line Easley
13	
14	ATTEST:
15	marsha S. M-laughlin
16	Marsha S. McLaughlin, Executive Secretary
17	
18	
19	